

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – April 10, 2008 P.M.

Members Present: David Grabowski, Vice-Chair; Gary Rosenbaum; Ramsey Alexander, Jr.

Members Absent: Tammy CitaraManis, Chairperson; Linda Dombrowski

DPZ Staff Present: Marsha McLaughlin; Mike Antol; Derrick Jones; Jill Manion-Farrar; Lisa Kenney

Pre-Meeting Minutes

No pre-meeting was conducted.

Minutes

No minutes were voted on.

PUBLIC HEARING

Mr. Grabowski opened the public hearing at approximately 7:06 p.m.

PLANNING BOARD CASES

Street Renaming

Presented By: Derrick Jones

Petition: Renaming of the southern portion of New Cut Road (4600-4700 Blocks), located directly north of Montgomery Road to be renamed as Baugher Farm Road, as shown on Tax Map 31, in the Second Election District of Howard County, Maryland.

DPZ Recommendation: Approval

Petitioner's Representatives:

Mr. Jones explained the location of the road to be renamed in conjunction with Capital Project J 4168. He also explained that the renaming is the result of the road being realigned.

Mr. Alexander, Jr. asked if notification was made to citizens about the road renaming as well as coordinated through the Department of Fire & Rescue. Mr. Jones stated that the renaming was coordinated through the Police Department and citizens were notified of the address change.

Mr. Grabowski closed the public hearing at approximately 7:11 p.m.

Motion:

Mr. Rosenbaum moved to accept the staff recommendation on the road renaming of New Cut Road to Baugher Farm Road, Capital Project J4168. Mr. Alexander, Jr. seconded the motion.

Discussion:

The Board agreed that the property owners were notified and they had no objections to the renaming.

Vote:

3 Yea 0 Nay. The motion was carried.

Mr. Grabowski opened the public meeting at approximately 7:14 p.m.

SDP-07-078 H & H Rock, Minstrel Crossing

Presented By: Mike Antol
Petition: For approval of a site development plan for the construction of two hotels (Hampton Inn & Suites/Building A on Lot 26 and Springhill Suites/Building B on Lot 28) in accordance with Final Development Plan Phase 5 and Final Development Plan Phase 99A, Part 1 on a 8.697 acres of land zoned New Town (NT) – Employment Center, Industrial land use. The subject site is located on the south side of Snowden River Parkway, approximately 600 feet east of Broken Land Parkway, east of proposed Minstrel Way located south of Snowden Parkway and north the western end of Gerwig Lane, in the Sixth Election District of Howard County, Maryland.
DPZ Recommendation: Approval
Petitioner's Representative: Richard Talkin, Esq.

Mr. Antol explained the proposed plan for the construction of two hotels within the Minstrel Crossing development.

Mr. Rosenbaum questioned if the developer is required to keep existing forest along Snowden. Mr. Antol explained that the Petitioner would be grading and constructing road improvements along Snowden as well as installing street trees. He also stated the plan received approval from HRD for the landscaping and site plan.

Mr. Aaron Kensinger, Engineer for the project stated that the developer would be paying a fee-in-lieu for forest conservation.

Mr. Alexander, Jr. questioned stormwater management and Mr. Kensinger stated that the site is redevelopment and therefore stormwater management is not required.

Motion:

Mr. Alexander, Jr. moved to accept staff's recommendation of approval for SDP-07-078. Mr. Rosenbaum seconded the motion.

Discussion:

Mr. Alexander, Jr. stated that the plan was thorough.

Mr. Rosenbaum stated that the plan would be redevelopment of an existing underutilized site and that it was a good example of commercial infill.

Mr. Grabowski agreed with the Board.

Vote:

3 Yea 0 Nay.

SDP-08-008 Rivers Corporate Park

Presented By: Jill Manion-Farrar
Petition: Rivers Corporate Park, Section 1, Area 1, Parcel F-2 for approval of a Site Development Plan for a four story building and associated site improvements on a previously improved property. The applicant also requests an increase of the maximum allowable building height from 50' to 60' as well as a reduction to the west parking setback from 10' to 3' and the south parking setback from 25' to 8'. The subject property contains approximately 1.157 acres and is zoned NT.
DPZ Recommendation: Approval
Petitioner's Representative: Richard Talkin, Esq.

Ms. Farrar gave an overview of the plan to construct a 4-story office building and the Petitioner's request for approval to increase the height from 50 ft to 68 ft and to reduce parking setbacks. She stated that 82 parking spaces are being provided, however only 69 are required. Ms. Farrar explained that the height adjustment accommodates the building on a small and narrow site.

Mr. Rosenbaum stated his concern regarding an existing gas station and their underground tanks on the site. Mr. Talkin stated that the gas tanks have already been removed in accordance with state requirements. He also stated that the building height is actually 48 feet and that the additional height is needed for screening to hide mechanical and electrical units located on the roof. Mr. Talkin explained that the building will be a LEED certified, green building.

Motion:

Mr. Rosenbaum moved to accept staff recommendation to approve SDP-08-008. Mr. Alexander, Jr. seconded the motion.

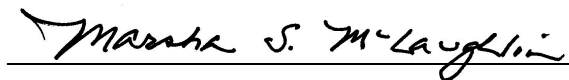
Discussion:

Mr. Rosenbaum stated that the staff did a good analysis and pointed out the issues regarding height and setback requirements. Mr. Alexander, Jr. and Mr. Grabowski agreed with Mr. Rosenbaum.

Vote:

3 Yea 0 Nay. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 7: 47 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary